LOT 103
IN OR 2765/1431
NASSAU OAKS SEC 2 UNR

ALOHOMORA LLC
4440 MERRIMAC AVE
JACKSONVILLE, FL 32210

2025

48-3N-25-4196-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

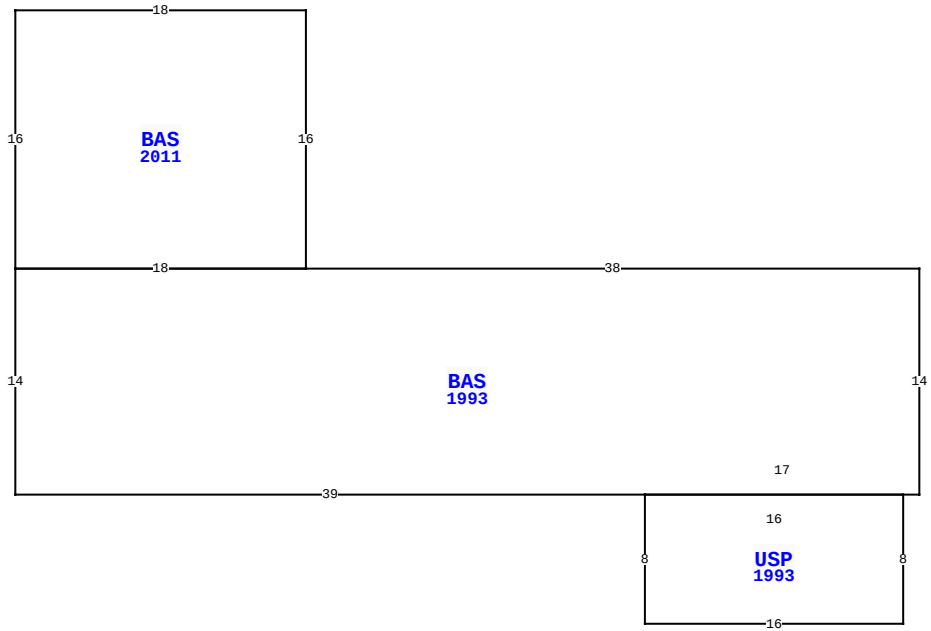
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	18,365
BAS	288	100	2011	288	6,746
USP	128	50	1993	64	1,499
TOTALS	1,200			1,136	26,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,136	97.6000	78.08	88,699	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1072 HX Base Yr



56507 NASSAU OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,610
TOTAL MARKET OB/XF VALUE	293
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	71,903
SOH/AGL Deduction	0
ASSESSED VALUE	71,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,903
TOTAL JUST VALUE	71,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002984	DEMO BY HAND AND	5,800	03/24/2025
7439	ADDITION	1,695	08/06/1991
7888	MH MOVE-ON	14,200	07/28/1989
5875	CHNGE SRVC	0	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1431	1/31/2025	WD	U	I	37	67,000
GRANTOR: HESSLER DOUGLAS R						
GRANTEE: ALOHOMORA LLC						
2758/1930	12/19/2024	FJ	U	I	11	0
GRANTOR: MADDEN PEGGY M EST						
GRANTEE: HESSLER DOUGLAS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 BAS=[YR=2011] N16 W18 S16 E18 $ W18 S14 E39 USP=[YR=1993] S8 E16 N8 W16 $ E17 N14 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	0	8	10	80.00	SF	18.30	18.30	100	1988	1988	3	20	293	

LAND DESCRIPTION

TOTAL OB/XF 293

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/30/2025 BY TW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS